

Single Family Residence **RESIDENTIAL**

13002 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$407,334 TopHap Estimate · \$169 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,415 ft²
LIVING AREA

0.99 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$407K

\$381K low

\$434K high

Last Sale

\$232,500 · Oct 25, 2011

Est. Owner Equity

\$166,714

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$4,669 (2025)
Assessed Value	\$260,023
Previous Assessed	\$252,695
Assessor Market Value	\$470,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.99
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 310 ft²

Porch · 1,240 ft²

CLIMATE RISK

1 FLOOD	43 WILDFIRE	97 HEAT	82 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 14, 2011	Resale	Warranty Deed	\$232,500	\$96	\$237K
May 19, 2006	Quitclaim	Quit Claim Transfer			\$202K
Nov 18, 2003	Resale	Grant Deed	\$260,000	\$108	\$208K
Apr 11, 2000	Resale	Grant Deed	\$208,000	\$86	\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.9 mi
Dick Stowers Elementary School	Elementary	PK–5	1.0 mi
Newsome High School	High	9–12	3.9 mi

District: Hillsborough County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 33569

65 CRIME INDEX	275 AIR POLLUTION	32,078 POPULATION	\$92K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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